



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

October 3, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY
SUPERVISORIAL DISTRICT 4 – AGREEMENT 2524
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Mayor to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property being acquired by the City of Redondo Beach (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

PURPOSE OF RECOMMENDED ACTION

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A", attached to each agreement, indicates the legal description and selling price of the parcel.

Upon approval, the enclosed agreement and copies are to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of this agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The property described in this letter will be acquired by one public agency. This agreement is with the City of Redondo Beach, which intends to utilize this property for future improvement and realignment of the intersection of North Catalina Avenue and North Pacific Avenue in the City of Redondo Beach.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2006/2007 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your

The Honorable Board of Supervisors
October 3, 2006
Page 3

information. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

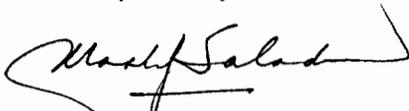
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the enclosed agreement forms, the Department of the Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:lpg
E: RedondoBeach-100306

Attachments

c: Assessor
Auditor-Controller
Chief Administrative Officer
County Counsel

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

HAROLD J. OSTLY
TAX COLLECTOR

November 17, 1970

W. T. KIDWELL
CHIEF DEPUTY

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

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tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

ORIGINAL SIGNED

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

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On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

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SUMMARY OF PUBLIC AGENCY'S PURCHASE

FOURTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2524

AGENCY

City of Redondo Beach
Public Agency

Selling price of this parcel
shall be \$2,864.00

Public Agency intends to utilize
this property for future improvement
and realignment of the intersection
of North Catalina Avenue and North
Pacific Avenue.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
4 th	CITY OF REDONDO BEACH	7503-035-021	\$ 2,864.00

AGREEMENT NUMBER 2524
CITY OF REDONDO BEACH
FOURTH SUPERVISORIAL DISTRICT



Engineering and Building
Services Department

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

Building 310 318-0636
Engineering 310 318-0661
fax 310 374-4828

May 8, 2006

DISTRICT # 4
AGREEMENT # 2524

Donna J. Doss, Assistant Treasurer and Tax Collector
County of Los Angeles
Kenneth Hall of Administration
225 North Hill Street, Room 130
Los Angeles, California 90051-0102

VIA OVERNIGHT MAIL & TELCOPIER NO. 213-680-3648

Subject: INITIAL SALE REQUEST - 2006C SEALED BID SALE

Dear MS. Doss:

We are writing to you to express our interest in acquiring a parcel of land in our City (APN 7503-035-021) which is listed as tax defaulted by your office, and deemed as "Subject to Power of Sell" pursuant to the requirements of the Revenue and Taxation Code. Said parcel is of potential interest to the City of Redondo Beach due to its location, and may be needed for public purposes in the future.

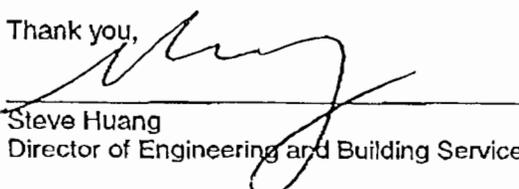
We are providing the following three pieces of information as required by the Revenue and Taxation Code, to help qualify this initial sale request:

- 1- The mission statement of the City of Redondo Beach is as follows:
"The City of Redondo Beach is committed to providing the finest services to enhance the quality of life for those who live, work, visit and play in our community."
- 2- The Assessor's Parcel Number of the parcel in question is: 7503-035-021.
- 3- The City of Redondo Beach intends to use the parcel in question for potential future improvement and realignment of the intersection of North Catalina Avenue and North Pacific Avenue in the City of Redondo Beach.

Pursuant to the provisions of Division I, Part 6, Chapter 8 of the Revenue and Taxation Code, please forward Chapter-8 Agreement to this office so that we may place a sealed bid on the property.

If you have any questions, please contact me at 310-318-0661, extension 2431.

Thank you,


Steve Huang
Director of Engineering and Building Service

C: Gema Ramirez
Files

Received by Gina Hong

5/8/06

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: CITY OF REDONDO BEACH
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - Nonprofit – provide Articles of Incorporation
 - Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- No Purchase – State / county / taxing agency registering objection to preserve lien only
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

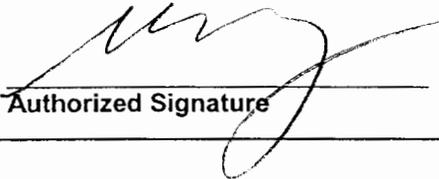
C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES
2. List each parcel by Assessor's Parcel Number: 7503-035-021
3. State the purpose and intended use for *each* parcel: FUTURE PUBLIC RIGHT-OF-WAY IMPROVEMENT

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

CITY ENGINEER
Title

7/25/06
Date

RESOLUTION NO. CC-0607-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING THE PURCHASE OF A TAX DEFAULTED PROPERTY LOCATED AT INTERSECTION OF NORTH CATALINA AVENUE AND NORTH PACIFIC AVENUE (ASSESSOR'S PARCEL NO. 7503-035-021, IN REDONDO BEACH, CALIFORNIA, FROM THE LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR.

WHEREAS, the extraneous property located at the southerly corner of the intersection of North Catalina Avenue and North Pacific Avenue (Assessor's Parcel No. 7503-035-021), in the City of Redondo Beach, County of Los Angeles, State of California, as shown on the attached Exhibit "A", has been classified by the office of the Los Angeles County Treasurer and Tax Collector as tax defaulted and is "Subject to the Power of Sale" by said Office; and

WHEREAS, said property is situated in a key location and could be of interest to the City for future potential improvement of said intersection of North Catalina Avenue and North Pacific Avenue; and

WHEREAS, failure to purchase said parcel at the present time could force the City to purchase said parcel at a later time, at a much higher price from any potential future owner.

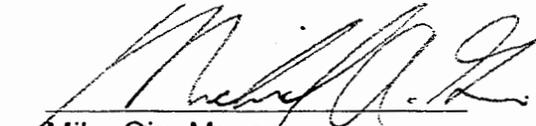
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the purchase of said extraneous property located at the southerly corner of the intersection of North Catalina Avenue and North Pacific Avenue (Assessor's Parcel No. 7503-035-021) is hereby approved.

SECTION 2. That all transactions, documents, and instruments required for said purchase are hereby approved and shall be executed accordingly.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this resolution, and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED, AND ADOPTED THIS 18TH DAY OF JULY, 2006.


Mike Gin, Mayor

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

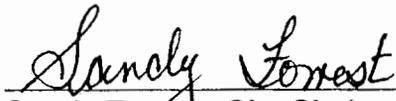
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 0607-77 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 18th day of July, 2006, by the following roll call vote:

AYES: ASPEL, CAGLE, SZERLIP, DIELS, PARSONS

NOES: NONE

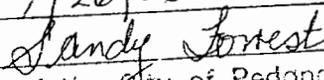
ABSENT: NONE

ABSTAIN: NONE


Sandy Forrest, City Clerk

This is certified to be a true and correct copy of the original on file in this office.

DATED: 7/26/06

ATTEST: 
City Clerk of the City of Redondo Beach, State of California

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

City of Redondo Beach, California

About Engineering & Building Services Department

The Engineering Division of Engineering and Building Services Department works with the Public Works Department to maintain the City's infrastructure. This infrastructure includes storm drains for redirecting storm water, sewer lines for carrying wastewater to treatment plants, and the streets, alleys, and pavement which make up the City's traffic system.

To maintain the infrastructure Engineering manages the design and construction of City projects. Recent projects have included the Redondo Beach Performing Arts Center, Artesia Boulevard and Inglewood Avenue Improvements, Redondo Beach Municipal Pier Improvements and Residential Street Rehabilitation. Yet not all construction on the public right-of-way is done by the City. To ensure that the construction done by others is carried out properly and safely, Engineering also requires permits and inspections for all such construction.

Building & Safety Division

The Building & Safety Division is comprised of the Chief Building Officer and our staff of plan check engineers, inspectors, and administrative personnel. The Building & Safety Division's responsibility is the health and safety of the citizens of Redondo Beach and the general public who visit our city. We apply building code standards for many reasons, including public safety, the economic well being of the community, conservation and environmental concerns. At the same time, we endeavor to achieve an excellent level of public service in timeliness, courtesy, and quality. At our public counter you can find detailed and updated information for individual subjects, in the form of brochures and memorandums. Assistance is available to persons with physical disabilities.

Engineering & Building Services Department

City Hall, Door E
415 Diamond Street
Redondo Beach, CA 90277
Engineering Phone: (310) 318-0661
Building Phone: (310) 318-0636

Counter Schedule:

Monday-Friday (except alternate Fridays)
7:30 am - 12:00 pm, 1:00 pm - 4:00 pm

City Engineer and Chief Building Official: Steve Huang

Steve.Huang@redondo.org

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF REDONDO BEACH** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

~~The real~~ property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF REDONDO BEACH

By *[Signature]*, Mayor

ATTEST:

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

[Signature]
CITY CLERK

By _____
Clerk of the Board of Supervisors

By _____
Mayor of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2524

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF REDONDO BEACH	1990	7503-035-021	\$ 2,864.00*	IMPROVEMENT & REALIGNMENT OF THE INTER- SECTION OF NORTH CATALINA AVENUE & NORTH PACIFIC AVENUE

**LEGAL
DESCRIPTION**

*TR=REDONDO BEACH*LOT COM AT NW COR
OF LOT I NO 34435 TH E ON N LINE OF SD LOT
TO SW LINE OF NORTH CATALINA AVE TH NW
THEREON 10 FT TH S TO BEG POR OF
LOT 195 BLK 194

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF REDONDO BEACH** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

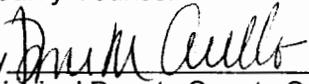
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

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2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.
County Counsel

By 
Principal Deputy County Counsel

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The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF REDONDO BEACH

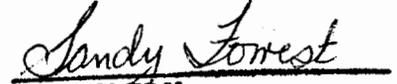
By 
Mayor

ATTEST:

(seal)

ATTEST:

Board of Supervisors
Los Angeles County


CITY CLERK

By _____
Clerk of the Board of Supervisors

By _____
Mayor of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

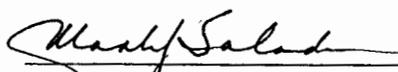
ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2524

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF REDONDO BEACH	1990	7503-035-021	\$ 2,864.00*	IMPROVEMENT & REALIGNMENT OF THE INTER- SECTION OF NORTH CATALINA AVENUE & NORTH PACIFIC AVENUE

**LEGAL
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